

Emperger Grocery  
(Channing Market)  
532 Channing Avenue  
Palo Alto  
Santa Clara County  
California

HABS No. CA-2103

HABS,  
CAL,  
43- PALAL,  
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PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Architectural and Engineering Record  
National Park Service  
Department of the Interior  
Washington, D. C. 20243

## HISTORIC AMERICAN BUILDINGS SURVEY

EMPERGER GROCERY  
(Channing Market)

HABS No. CA-2103

Location: 532 Channing Avenue, Palo Alto, Santa Clara County, California.<sup>1</sup>  
East side of street, middle of the block  
USGS Palo Alto Quadrangle, Universal Transverse Mercator  
Coordinates: 10.574960.4144450

Present Owner: Channing Associates, Charles Elderstein  
180 University Avenue  
Palo Alto, California 94306

Present Occupants: Channing Market, Burtros N. and Rose Nijmeh - First floor (store), Eugenio V. Gamez - Second floor.

Present Use: Food market, first floor; apartment, second floor.

Significance: This modest structure is a rare surviving example of the typical late 19th century false front wooden store buildings that were once common in Palo Alto and throughout Santa Clara valley. It possesses a high degree of architectural integrity inside and out. The store was built for German immigrant Alphonso Emperger in or about the year 1900, and has served as a neighborhood grocery since that time. Its future, however, is uncertain.

PART I. HISTORICAL INFORMATION:

## A. Physical History:

1. Date of erection: 1900. The Palo Alto Live Oak reported on February 26, 1900, that "A. Emperger" would be "putting up a new building for a store."<sup>2</sup> In March of that year Henriette Emperger obtained a mortgage from the Palo Alto Mutual Building and Loan Association for \$700.<sup>3</sup> Surviving tax records show an increase in the value of "improvements" on the property from \$25 in 1899 to \$540 in 1900.<sup>4</sup>
2. Architect: None known.
3. Builder: Not known. Possibly H. L. Upham.<sup>5</sup>
4. Alterations and Additions: The building originally lacked indoor plumbing. Exterior piping was installed sometime after 1900. An exterior stairway and storage rooms at the rear of the building were altered sometime after 1957. According to neighborhood residents, the building has always been painted a light color (or white). It is at present a light buff. Exterior signage, of course, has been altered several times through the years.

5. Original and subsequent owners:

The following is an incomplete chain of title to the land on which stands Emperger's Grocery (commonly known as the Channing Market). References are found in the Office of the Recorder of Deeds, Santa Clara County, California.

1900. Deed, February 11, 1890 (recorded February 12, 1890 in Deeds, book 123, page 482). Timothy Hopkins to Patrick J. Martin, Lots 1, 2, 3 and 4, comprising all of Block 63 of University Park as shown in Maps, book D, page 69.<sup>6</sup>
1897. Deed, February 1, 1897 (recorded February 11, 1897 in Deeds, book 171, page 376). Patrick J. Martin and Margaret Martin, his wife, and Eloise Martin, "femme sole," to Thomas Benton Downing, part of Lot 1 of Block 63 of Palo Alto (formerly University Park), "commencing at a point on the southeasterly line of Channing Avenue distant thereon one hundred and fifty (150) feet northeasterly from the northeasterly line of Cowper Street running thence northeasterly along said southeasterly line of Channing Avenue fifty (50) feet thence southeasterly and parallel with said line of Cowper Street two hundred (200) feet thence at right angles southwesterly parallel with said line of Channing Avenue fifty (50) feet thence at right angles northwesterly two hundred (200) feet to the southeasterly line of Channing Avenue and point of beginning."<sup>7</sup>
1900. Deed, January 20, 1900 (recorded March 14, 1900 in Deeds, book 212, page 198). Thomas Benton Downing and Maggie Downing, his wife, to Henriette Emperger, part of Lot 1 of Block 63 of Palo Alto, as described above.
1903. Deed, February 5, 1903 (recorded February 18, 1903 in Deeds, book 255, page 560). Henriette Emperger and Alphonse Emperger, her husband, to William S. Bigler, part of Lot 1 of Block 63 of Palo Alto, as described above.<sup>8</sup>
1908. Deed, June 1, 1908 (recorded June 2, 1908 in Deeds, book 325, page 170). William S. Bigler and Margaret L. Bigler, his wife, to Herbert B. Spaulding, part of Lot 1 of Block 63 of Palo Alto, as described.
1931. Grant Deed, July 7, 1931 (recorded July 9, 1931 in Official Records, book 576, page 103). Herbert B. Spaulding and Elizabeth M. Spaulding, his wife, to Frank Lee Crist, part of Lot 1 of Block 63 of Palo Alto, as described.
1931. Grant Deed--Joint Tenancy, July 7, 1931 (recorded July 9, 1931 in Official Records, book 576, page 103). Frank Lee Crist and Eugenia M. Crist, his wife, to Herbert B. Spaulding and Elizabeth M. Spaulding, his wife, joint tenants, part of Lot 1 of Block 63 of Palo Alto, as described.

1937. Decree in the Superior Court of the State of California, March 12, 1937 (recorded March 12, 1937 in Official Records, book 808, page 531). Joint tenancy terminated and title and fee to part of Lot 1 of Block 63 of Palo Alto, as described, restored to Elizabeth M. Spaulding "by reason of the death of...Herbert B. Spaulding," her husband.
1954. Deed, November 12, 1954 (recorded November 12, 1954 in Official Records, book 3051, page 366). Elizabeth M. Spaulding to Ruth Tindell and Earl H. Spaulding, her children, part of Lot 1 of Block 63 of Palo Alto, as described.
1955. Grant Deed, March 9, 1955 (recorded March 11, 1955 in Official Records, book 3113, page 52). Ruth Tindell and Earl H. Spaulding to San Jose Abstract and Title Company, part of Lot 1 of Block 63 of Palo Alto, as described.
1957. Corporation Grant Deed--Joint Tenancy, December 12, 1957 (recorded December 12, 1957 in Official Records, book 3960, page 103). San Jose Abstract and Title Company to Edwin J. Bolander and Orpha M. Bolander, his wife, and Donald C. Bolander and Bette Bolander, his wife, joint tenants, part of Lot 1 of Block 63 of Palo Alto, as described.
1979. Deed, December 24, 1979 (recorded December 24, 1979 in Official Records, book F38, page 399). Donald C. Bolander and Bette Bolander, his wife, to Channing Associates, a limited partnership, part of Lot 1 of Block 63 of Palo Alto, as described.

6. Occupants: Proprietors in parentheses. No attempt has been to record in detail the occupants of the second floor dwelling unit.<sup>9</sup> Information is derived (except where noted) from city directories catalogued under the main heading "R. L. Polk Palo Alto City Directories," Palo Alto Public Library, Main Branch.

- 1900-1903. Emperger's Grocery (Alphonse J. and Henriette Emperger).
- 1903-1907<sup>10</sup> W. S. Bigler Company (William S. and Margaret L. Bigler).
- 1908-1909. No information.
- 1910-1937. Spaulding's Grocery or the Little Emporium<sup>11</sup> (Herbert B. and Elizabeth M. Spaulding).
- 1938-1954. Bolander's Food Stores (sic)<sup>12</sup> (Edwin J. and Orpha M. Bolander).
- 1955-1970. Cole's Channing Market<sup>13</sup> (George Cole).<sup>14</sup>
- 1970--1980. Channing Market (Emile Nijmeh; later Butros N. and Rose Nijmeh).<sup>15</sup>

B. Historical Context:

In 1887 Senator and Mrs. Leland Stanford began construction at their California ranch of the "Leland Stanford, Jr., University" as a memorial to their late son. Included in their plans was an off-campus residential and commercial center for university personnel. Accordingly, a 700-acre tract of land--hayfields, for the most part, dotted with oaks--was purchased that year from nearby landowners Henry Seale and John Greer and subdivided as "University Park."

Only twelve people lived there as late as 1890, but three years later the new university town--re-named "Palo Alto"--had grown to over 400. And by 1900 its population approached 2,000. That February, the editor of the Palo Alto Live Oak noted, "T. B. Downing has sold the small cottage next to the school to A. Emperger. He is putting up a new building for a store."<sup>16</sup>

It turned out to be a very modest affair, resembling--but a good deal less ornate than--the falsefront wood store buildings that lined University Avenue several blocks to the west.<sup>17</sup> Tax rolls for the year 1900 indicate that the Empergers' "improvements" on their Channing Avenue lot were valued at only \$540, much less than the average value of new construction that year (something over \$2,500).<sup>18</sup>

In any event the Empergers could not have provided much competition for the half dozen or so grocers "downtown." They did not advertise in local newspapers. They were not listed in the countywide business directories published in nearby San Jose. And they were located well to the east of the great majority of Palo Alto's residents. For a time, in fact, the Palo Alto Public School was (virtually) the Empergers' only neighbor.<sup>19</sup>

But it was enough. Mondays through Fridays, upwards of 300 children were gathered practically on the Empergers' doorstep. Many--if not most of them--were undoubtedly members in good standing of the "gumball crowd."<sup>20</sup> 92-year-old Fred Werry, for example, remembers the Empergers' penny "jawbreakers."<sup>21</sup> And longtime Palo Alto resident Birge Clarke recalls sharing their 10¢ meat pies with his buddies.<sup>22</sup> The opening (in 1902) of a new high school across the street can only have added to this large--if not particularly affluent--clientele.<sup>23</sup>

Nor was subsequent owner William S(ylvester) Bigler unmindful of the store's unique locational advantages. "Order by phone, or by the children on their way to school," suggested a 1903 advertisement for the "W. S. Bigler Company."<sup>24</sup> But it is clear that Bigler, a 38-year-old native of Wisconsin, had his eye on somewhat broader horizons. He "...felt that the phenomenal growth of Palo Alto toward Embarcadero (Road) made a grocery store so far from the center of town worthwhile," according to the AAUW's guide to local architecture, Gone Tomorrow.<sup>25</sup> As the area filled with "neat cottages and handsome residences," Bigler was there, with a "Complete Line of Groceries" including "A Special Feature: Our Bread."<sup>26</sup>

The ambitious newcomer soon moved on to bigger things. At his death in 1928, a front-page item in the Daily Palo Alto Times described Bigler as the founder of the well-known Palo Alto Furniture Company, and added that he was "...active in many movements for the development of the community."<sup>27</sup> Nowhere was mentioned the little grocery that had given this prominent businessman his start in Palo Alto.

It had long since become the property of Pittsburgh native Herbert Spaulding (born 1867) and his wife Elizabeth. Local tradition has it that the Spauldings escaped to Palo Alto following the San Francisco earthquake and fire of 1906. City directories confirm their residence there from at least 1905 to 1907 (Spaulding was a foreman in a candy factory).<sup>28</sup> It is thus entirely possible that the Spauldings were among the hundreds of San Franciscans who, according to local historian Dallas E. Wood, "...became acquainted with the virtues of Palo Alto...during the days they spent here as refugees from the disaster-ridden city by the Golden Gate" and so remained--or returned--to fuel the university town's post-earthquake "land boom."<sup>29</sup>

Like the Biglers and the Empergers before them, the Spauldings sold a variety of "groceries, school supplies, and notions."<sup>30</sup> Candy, again, was not the least of these--hardly surprising in view of Spaulding's former occupation! "Every day, right when school let out, the children would charge right over there. It was just a little joint, but it had what they wanted," recalls retired schoolteacher Grace Parks, who moved to Palo Alto in 1928.<sup>31</sup> Spaulding's 1937 obituary noted that the Channing Avenue store had been a "mecca for schoolchildren" for more than thirty years.<sup>32</sup>

In 1938 Spaulding's widow sold the store operation to Edwin J. Bolander.<sup>33</sup> Born in Idaho in 1889, Bolander came to the area in 1934 and, in the words of one local biographer, "...made a splendid success in the highly competitive grocery trade."<sup>34</sup> The Channing Avenue location was one of several he acquired in Palo Alto and nearby Menlo Park. Bolander, his wife, and son played an active role in the operation of their chain for many years. In the 1950s, however, the family leased its stores out to individual operators including--in the case of 532 Channing--one George Cole and, later, Emile Nijmeh and his brother Butros.<sup>35</sup>

Since 1970 the Nijmeh family--Jordanian by birth--have continued to operate the Channing Market in the fine tradition of "Ma and Pa stories:" "more than just food stores, they are variety stores, banks, day care centers, and social centers all rolled in one."<sup>36</sup> Perhaps their most loyal customers live in Channing House, a high-rise "retirement residence" that stands across the street on a site once occupied by the old Palo Alto High School. Residents in their eighties patronized the store as toddlers. "Channing Market is not just a store, it's a tradition!" says one elderly resident.<sup>37</sup>

Ironically, Palo Alto's 1957 zoning ordinance classified the little store as a nonconforming usage, granting it a lengthy grace period--until May, 1983--for "termination and removal or conversion."<sup>38</sup> The fate of the building itself is in doubt as well. The property has been acquired by developers as part of a planned three story, 9-unit condominium project. It

has been proposed that the Channing Market be retained as a functioning grocery (the new owners would presumably seek a variance in this case); that it be adapted for use as a storage space, or a community center, or a condominium unit; that it be incorporated into the facade of the new structure; that it be relocated altogether (ideally, to a site in the same neighborhood); finally, that it be demolished--and commemorated by a bronze plaque (!). The matter is, as of this moment, unresolved.<sup>39</sup>

PART II. SOURCES OF INFORMATION:

Old Views: Oldest known view is a 1957 watercolor in the possession of Butros N. Nijmeh, current occupant.

Bibliography:<sup>40</sup>

American Association of University Women, California Branch, Gone Tomorrow: Neat Cottages and Handsome Residences (Palo Alto: 1971).

Coffman, Arthur, An Illustrated History of Palo Alto (Palo Alto: Lewis Osborne, 1969).

Gebhard, David et al., A Guide to Architecture in San Francisco and Northern California (Santa Barbara: Peregrine Smith, 1973).

Miller, Guy C., Palo Alto Community Book (Palo Alto: Arthur H. Cawston, 1952).

Polk, R. L., Palo Alto City Directories (El Monte, California: 1895/6-07; 1910-11; 1914/15-42; 1944; 1946; 1948; 1950; 1953-63; 1965-76; 1978).

Torin, Lynn, "A History of Palo Alto's Earliest Schools" (unpublished manuscript in the collection of the Palo Alto Public Library, Forest Avenue Branch: 1978).

Wood, Dallas E., History of Palo Alto (Palo Alto: Arthur H. Cawston, 1939).

Interviews: Bob Brown, City Planning Department, Palo Alto, June 9, 1980.

Arthur Bridgman (Birge) Clarke, Palo Alto, July 3, 1980.

James Mann, Director, Channing House (and several residents), Palo Alto, June 12, 1980.

Butros Nijmeh, Channing Market, Palo Alto, June 9, 1980.

Alfred (Fred) Werry, Palo Alto, June 10, 1980.

Ruth Wilson, Palo Alto Public Library, Main Branch, Palo Alto, June 12, 1980.

Notes:

1. This structure sometimes appears in official records (and elsewhere) as 528 Channing Avenue and--less frequently--as 526 Channing Avenue.
2. Palo Alto Live Oak, February 26, 1900, 1.
3. See Mortgages, book 155, page 184, Santa Clara County Recorder's Office.
4. "Assessment Books of the Property of the Town of Palo Alto" survive for the years 1894 through 1900 and are catalogued under the main heading "Real Property--Palo Alto" in the Palo Alto Public Library, Main Branch.
5. It may not be a coincidence that \$540 was also the value of a "business building" constructed by Upham for one John Nichol of Palo Alto in 1901. Commercial buildings--"Plans Furnished"--seem to have been a specialty of his. In 1900 Upham had been established as a builder in the peninsula area for over twenty years. See the Palo Alto Live Oak for June 25, 1900 and for January, 1902 (when it was published as a monthly).
6. Hopkins was the informally-adopted son of Senator Stanford's former partner, Mark Hopkins. Acting on Stanford's behalf, he purchased and subdivided the land for the new university town in 1887. Hopkins is regarded as the founder of Palo Alto. Little is known of Martin. He was apparently one of the many investors who, according to one local historian, were "...willing to take a chance on the university and...a town to go with it." Arthur Coffman, Illustrated History of Palo Alto (Palo Alto, 1969), 16.
7. Downing was a highly successful fuel and feed merchant. He was a member of Palo Alto's first city council and an early member of the school board. The Downing house at 706 Cowper Street in Palo Alto has been restored and is a showplace of the community. It is listed on the National Register of Historic Places.
8. Little is known of the Empergers. Palo Alto resident Fred Werry recalls that "the old German" could speak little English, and that his two daughters assisted him in the store.
9. It should be noted that the Empergers and the Biglers lived over the store, as did the Spauldings until about 1927. Since then, the small apartment seems to have housed for the most part a succession of single men including a fireman, an electrician, a "driver," and, most recently, a schoolteacher.
10. Bigler's first appearance in a city directory was in 1904. However, advertisements for the "W. S. Bigler Company" appeared in the Palo Alto Times as early as September, 1903.
11. As noted in "Neighborhood Grocery Bucks Trend," Daily Palo Alto Times, January 7, 1965, 6.



12. Bolander owned several stores in and around Palo Alto.
13. As shown in a photograph of the store ca. 1960 in the possession of Butros Nijmeh, current occupant.
14. See "Channing Market: Is There A Place For It In Palo Alto Of The 80s?" Palo Alto Weekly, March 20, 1980.
15. Ibid.
16. See "Local News," Palo Alto Live Oak, February 26, 1900, 1. This so-called "cottage" was probably a storage shed for Downing's feed and fuel business. It first appeared on the tax rolls in 1897 and was valued at that time (and again in 1898 and 1899) at only \$25. See "Assessment Books of the Property of the Town of Palo Alto," op. cit.
17. See, for example, "Street Scenes in Palo Alto" in the "Century Edition" of the Palo Alto Live Oak, January 1, 1900; and, Arthur Coffman, Illustrated History of Palo Alto (Palo Alto, 1969), 19, 29, 41; also, David Gebhard et al., A Guide to Architecture in San Francisco and Northern California (Santa Barbara, 1973), 155: "Originally the strip (on University Avenue) between El Camino Real and Middlefield Road was composed of typical late nineteenth century falsefront wood store buildings. Mainly in the 1920s these were replaced by a continuous facade of masonry commercial structures."
18. "Assessment Books of the Property of the Town of Palo Alto," op. cit. Average value of new construction derived from information provided in the Palo Alto Live Oak, January, 1902.
19. A map published in the August, 1901 issue of the monthly Palo Alto Live Oak as well as contemporary city directories would seem to indicate that the Empergers' store was one of the very first commercial structures to be built east of University Avenue. In this it was a real harbinger of Palo Alto's future growth. A house at 1281 Stanford may have been built in the late 1880s as a store and is said to have had a square false front. See American Association of University Women, California Branch, Gone Tomorrow: Neat Cottages and Handsome Residences (Palo Alto, 1971), 60.
20. The phrase appears in "Channing Condos Delayed Again," Palo Alto Weekly, May 8, 1980.
21. Conversation with Alfred (Fred) Werry, Palo Alto, June 10, 1980.
22. Conversation with Arthur Bridgeman (Birge) Clarke, Palo Alto, July 3, 1980.
23. Both schools have been demolished. For detailed information, see Lynn Torin, "A History of Palo Alto's Earliest Schools," (unpublished manuscript in the collection of the Palo Alto Public Library, Forest Avenue Branch; 1978).

24. Reproduced in American Association of University Women, California Branch, Gone Tomorrow, op.cit., 15.
25. Ibid.
26. Ibid. "Neat Cottages and Handsome Residences" is, of course, the subtitle.
27. "W. S. Bigler Passes Away," Daily Palo Alto Times, February 27, 1920, 1.
28. See Crocker and Langley's San Francisco Directory for 1905 and 1905 and 1907 (pages 1732 and 1498, respectively).
29. Dallas E. Wood, History of Palo Alto (Palo Alto, 1939), 173.
30. R. L. Polk, Palo Alto City Directory 1914/15, op. cit.
31. Quoted in "Channing Market: Is There A Place For It in Palo Alto Of The 80s?" op. cit.
32. Daily Palo Alto Times, February 20, 1937, 1, 2.
33. See "Notice of Intended Sale," Official Records, book 905, page 376, Santa Clara County Recorder's Office. Bolander acquired title to the property itself in 1957.
34. Guy C. Miller, Palo Alto Community Book (Palo Alto, 1952), 237.
35. Bolander, by the way, was a member of the Palo Alto City Council for six years. He died in 1973.
36. "Ma and Pa Corner the Market--and Neighbors Eat It Up," Daily Palo Alto Times, November 25, 1978, 22.
37. "They'd Hate To See 'Mom and Pop' Go," Peninsula Times Tribune, April 23, 1980.
38. "Channing Condos Delayed Again," op. cit.
39. In addition to the abovementioned newspaper articles, see "A Future for Channing Market," Palo Alto Weekly, April 10, 1980; "30 More Days for Channing Decision," Palo Alto Weekly, May 22, 1980; "Neighborhood Market Won't Close Just Yet," San Jose Mercury, May 21, 1980.
40. Exclusive of official records, newspaper articles, and miscellaneous sources described in notes.

Prepared by: Jeffrey S. Flemming  
Project Historian  
July, 1980

PART III. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This modest wooden structure with its false front is typical of early twentieth century neighborhood markets.
2. Condition of Fabric: Good

B. Description of Exterior:

1. Overall Dimensions: The ell plan, approximately eighteen feet across the three bay front by fifty eight feet in length, has two stories.
2. Foundation: Stone piers with wooden sleepers.
3. Walls: Wooden drop siding, painted ivory, with corner boards. The pedimented false-fronted west facade has a heavy cornice supported by a large bracket at each end and seven small brackets between. There is a pommel above each corner bracket. The corner boards on the north and south facades at the west end have a raked bracket at the top of each one. A wide wooden band at the second floor level extends across the front facade.
4. Structural system, framing: Wooden frame
5. Porches, stoops, balconies, bulkheads: There is a covered porch across the east side on the second floor that extends around a part of the south side as an uncovered porch. The hipped roof is supported by three square wood columns, and has the structure exposed on the underside. There is an open-string wooden stairway leading to the first floor from the open porch along the south facade of the building. The simple wooden railing with two horizontal rails extends from a square wooden newel at the ground to a similar newel at the second floor, extending along the open porch turning at the corner, extending along the covered porch between the columns, turning again and ending at the wall. The porch has a wooden floor.
6. Chimneys: There is a metal flue through the roof near the rear on the north side of the gable. There is a cement-asbestos flue projecting through the wall at the second floor level, north facade near the rear corner.
7. Openings:
  - a. Doorways and doors: The center entrance recessed between splayed display windows, has a display window on each side across the west facade. The tall, narrow, wooden double doors have a solid wooden panel below a fixed glass panel, wooden surrounds and a two light, transom above. The transom is covered with a wooden-framed insect screen.

A doorway on the second floor leads into the living room from the open porch and a doorway from the covered porch leads into the kitchen, both on the east facade. The wooden doors have a recessed panel below a glass panel, wooden surrounds, wooden sill and threshold. A doorway in the rear of the building leads into a fenced yard. The solid panel door is plywood and has a wooden surround and sill.

- b. Windows and shutters: Wooden framed display windows each side of the front entrance have two vertical fixed glass lights over a large fixed light, wooden surrounds and sill. The splayed display windows have one-over-one fixed light panels.

Wooden windows on the second floor have one-over-one single-hung sashes with wooden surrounds and wooden framed insect screens. On the bottom of the upper sash is a scrolled bracket at each side. There are some fixed glass wooden sashes and a small hopper window on the second floor. Evidence indicates two window openings on the north facade of the first floor have been removed and the openings filled-in.

There is a large canvass awning across the west front facade of the first floor.

8. Roof:

- a. Shape, covering: The gable roof is covered with dark brown asphalt shingles. The shed roof on the addition has the same covering. The hipped roof over the second floor porch has asphalt roll roofing.
- b. Cornice, eaves: There is a wooden fascia board flush with the wall and metal gutters along the eaves with metal downspouts. The false front pediment is covered with metal on top.

C. Description of Interior:

1. Floor plans:

- a. First floor: The entrance to the first floor through a recessed double doorway on the west facade leads into the sales area. There is a display window on each side. An exterior door in the southeast corner has been closed up. There is an opening near the center of the east wall that leads into the rear addition, and an opening across the south half of the east wall leading into a sales alcove. The addition houses a small toilet on the north side and sales space.

A door on the south wall leads to the exterior. In the exterior rear yard a wall with a roof over it houses the walk-in cooler.

- b. Second floor: The second floor is entered through a doorway at the south corner of the east wall, leading into the living room. The living room has three windows on the south wall, a large double, cased opening on the southside of the west wall leading into a small room and a doorway on the north side of the west wall opening into a small room, used as a closet. There is a doorway on the north wall leading into the bath room and a doorway on the west wall leading into the kitchen. The small room on the southwest has a window on the west and south walls and the closet room on the northwest has a window on the west wall. The bath has a double window on the north wall, one of which is boarded-up with plywood and a small hopper window on the north wall. The kitchen, which is in the ell, has a window on the south wall, a window above the cabinet on the south wall and a small window on the north wall. A doorway near the north corner of the east wall leads to the exterior covered porch. There is a small cupboard in the northeast corner. A wooden flue enclosure is near the center of the west wall.
2. Flooring: Wooden flooring on the first floor is covered with asphalt tile. Wooden flooring on the second floor is painted, except the bath is carpeted and the kitchen is covered with linoleum.
3. Wall and ceiling finish: Walls and ceilings on the first floor are wide wooden boards divided by a bead to appear as two small boards. On the walls the boards are horizontal. Walls and ceilings are painted white. The walls in the living room on the second floor have the boards vertical with a picture molding and a plate rail approximately half way up the wall, forming a wainscot. The wainscot has small battens applied over the beaded boards. There is a crown molding at the ceiling line. The other rooms on the second floor have vertical beaded boarding on the walls. All walls on the second floor are painted a graying white, except the kitchen, which is painted bright pink. The ceilings have beaded boarding and on the north and south sides of the entire second floor, there is a small slope to the wall line from the ceilings. The interior walls are only the thickness of the boards in width. In the bath room and closet room there is a simple wood band projecting out from the wall approximately four inches, approximately four feet from the floor. This band occurs on the south interior wall only.
4. Doorways and doors: Wooden doorways have wooden doors with five horizontal panels. Trim on the doorways in the living rooms have a crowning molding and a separating molding at the head.
5. Mechanical Equipment:
  - a. Heating: First floor - gas-fired unit heater  
Second floor- gas-fired open space heaters, vented
  - b. Plumbing: Modern plumbing fixtures; claw-foot cast iron bathtub on second floor.

- c. Lighting: First floor: Modern fluorescent lighting fixtures  
Second floor: Drop cord fixtures and modern incandescent lighting fixtures. There is a two-blade electric ceiling fan in the alcove at the front entrance.

D. Site:

1. General setting and orientation: The building faces west on the east side of the street near the middle of the block. The rear yard is enclosed with a wooden board fence that extends to a house at the rear of the store. Across the front is a concrete sidewalk. Across the street to the west are town houses and a large high-rise retirement center. On each side are residences and across the alley to the east are residences.

Behind the house at the rear of the site is an apartment building. There is an asphalt paved drive and parking area on the south side of building.

2. Outbuildings: A one story wooden frame house sits on the site behind the store. The house is raised off the ground and is enclosed with wooden skirting below a wooden water table. Narrow board wooden siding is painted gray. The hipped roof is covered with asphalt shingles. Wooden windows have one-over-one single-hung sashes. There is a covered porch across the front supported by three large wooden columns extending from the enclosed railing around the porch on three sides, and four wooden steps leading up to the porch. There is a two story apartment building at the extreme rear of the site that has carports on the first floor, west side. The exterior walls are plywood, painted gray and there is a flat roof covered with built-up asphalt roofing. The exterior, open-string wooden stairway leads up to a balcony extending across the east side of the building. There are modern aluminum sliding windows and solid panel wooden doors.

Prepared by: John P. White  
Project Supervisor  
June 1980

PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) of the Heritage Conservation and Recreation Service's National Architectural and Engineering Record in cooperation with the County of Santa Clara, California. Under the direction of John Poppeliers, Chief of HABS and Kenneth L. Anderson, Jr., Principal Architect, the project was completed during the summer of 1980 at the HABS Field Office, Santa Clara, California by John P. White, Project Supervisor (Associate Professor of Architecture Texas Tech. University); David T. Marsh, Jr., Project Foreman (Howard University); Jeffery Flemming, Project Historian (University of Chicago); Jane Lidz, Architect/Photographer; and student Architects Kimberley E. Harden (Auburn University); Melody S. Linger (University of Florida); and Mathew Poe (Virginia Polytechnic Institute and State University).